081.0	0004	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	681,800 / 681,800
					USE VALUE:	681,800 / 681,800
					ASSESSED:	681,800 / 681,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIEGEL ANDREW M
Owner 2:	
Owner 3:	
Street 1:	7 CRAWFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,917 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1942, having primarily Vinyl Exterior and 1202 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8917.000	200,500		481,300	681,800
Total Card	0.205	200,500		481,300	681,800
Total Parcel	0.205	200,500		481,300	681,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 567.22 | /Parcel: 567.2

Legal Description

User Acct 50553

GIS Ref

GIS Ref

Insp Date 11/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 081.0-0004-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,500	0	8,917.	481,300	681,800	681,800	Year End Roll	12/18/2019
2019	101	FV	169,900	0	8,917.	488,100	658,000	658,000	Year End Roll	1/3/2019
2018	101	FV	169,900	0	8,917.	364,400	534,300	534,300	Year End Roll	12/20/2017
2017	101	FV	169,900	0	8,917.	330,000	499,900	499,900	Year End Roll	1/3/2017
2016	101	FV	169,900	0	8,917.	316,300	486,200	486,200	Year End	1/4/2016
2015	101	FV	158,900	0	8,917.	268,100	427,000	427,000	Year End Roll	12/11/2014
2014	101	FV	158,900	0	8,917.	254,400	413,300	413,300	Year End Roll	12/16/2013
2013	101	FV	158,900	0	8,917.	242,000	400,900	400,900		12/13/2012

!6597!

PRINT

Date	Time
12/10/20	21:21:14

LAST REV

Date	Time
04/30/19	14:50:52

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6597

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEARS JAMES J/E	26538-204		7/30/1996		181,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/1995	264	Manual	2,500					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
4/11/2009	Inspected	197	PATRIOT
1/5/2009	Measured	372	PATRIOT
2/5/2000	Inspected	197	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	50553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8917		Sq. Ft.	Site		0	70.	0.77	5									481,257						481,300	

Total AC/HA: 0.20471 | Total SF/SM: 8917 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 481,257 | Spl Credit | Total: 481,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1942	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	290541
Depreciation:	90068
Depreciated Total:	200473

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

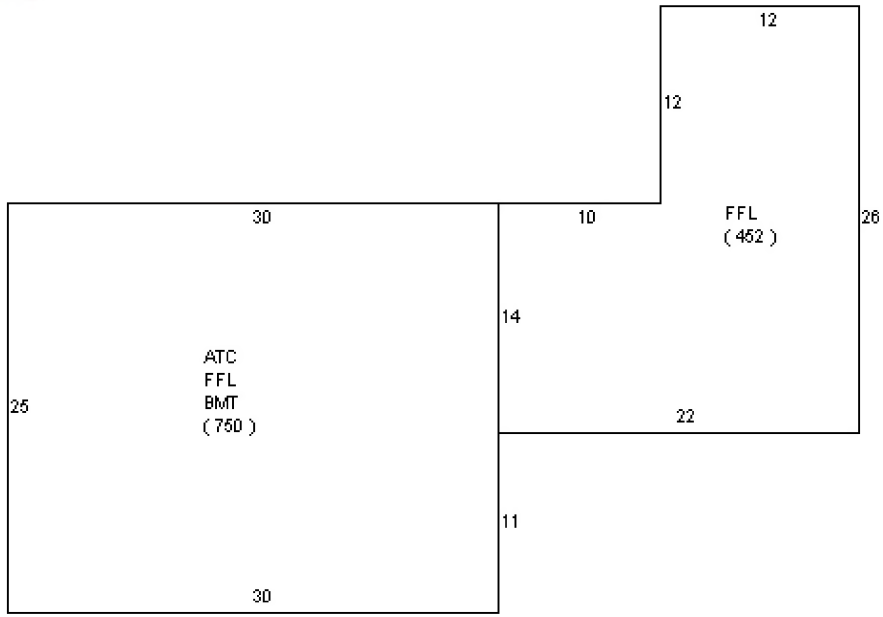
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	102.72
Final Total:	200500	Val/Su SzAd	136.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,202	140.330	168,680
BMT	Basement	487	42.100	20,524
ATC	Attic	263	140.330	36,837

Net Sketched Area:	1,952		Total:	226,041	
Size Ad	1464.5	Gross Are	2702	FinArea	1202

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	65				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0004-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X8	F	FR	1988	0.00	T	31	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc